

PRIME COMMERCIAL LOT

520 United Dr | Conway, AR 72032

**NEW
PRICE!**



- LEWIS CROSSING SHOPPING CENTER
- sam's club
 - ROSS DRESS FOR LESS
 - ME Massage Envy
 - five BELOW
 - Michaels
 - BAM! BOOKS • TOYS • TECH • MORE
 - ON THE BORDER MEXICAN GRILL & CANTINA
 - at&t
 - petco
 - DOLLAR TREE
 - T-Mobile
 - Academy SPORTS • OUTDOORS
 - ULTA BEAUTY

BILL PUDDEPHATT, CCIM

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±1.12 acres commercial land

PRICE

\$9.00/SF

COMMENTS

- Level commercial lot strategically located near Baptist Medical Center
- Ideally suited for medical offices or related services
- Zoned C-3 - Highest Commercial Zoning Available
- All utilities are in close proximity with easy access from South Harkrider St
- Impact fee exempt zone

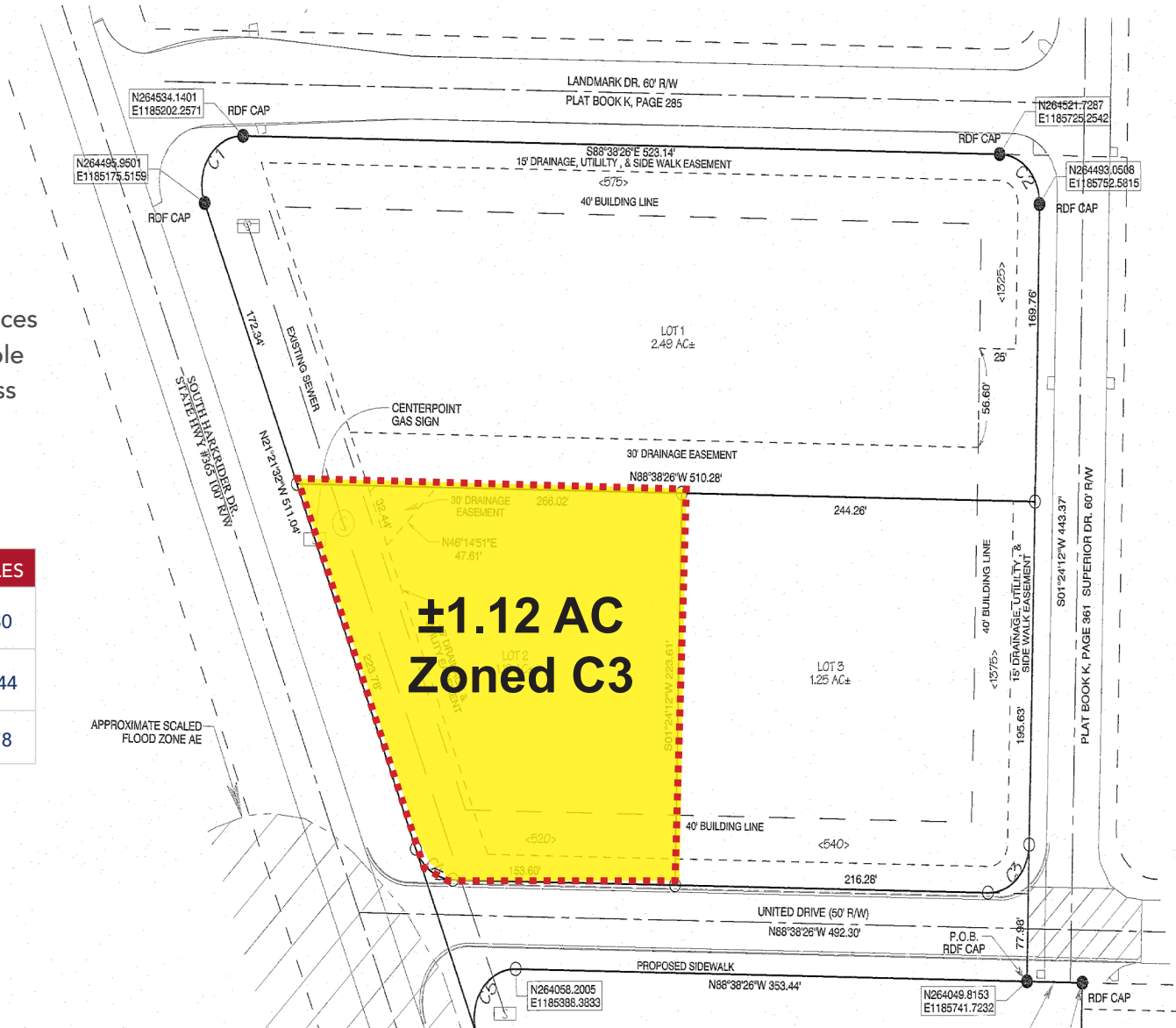
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,638	35,160	57,500	69,080
AVERAGE HH INCOME	\$69,500	\$54,754	\$67,969	\$70,144
TOTAL HH	204	12,788	26,607	38,378

TRAFFIC COUNTS

I-40: 64,700 VPD

S. Harkrider St: 4,700 VPD



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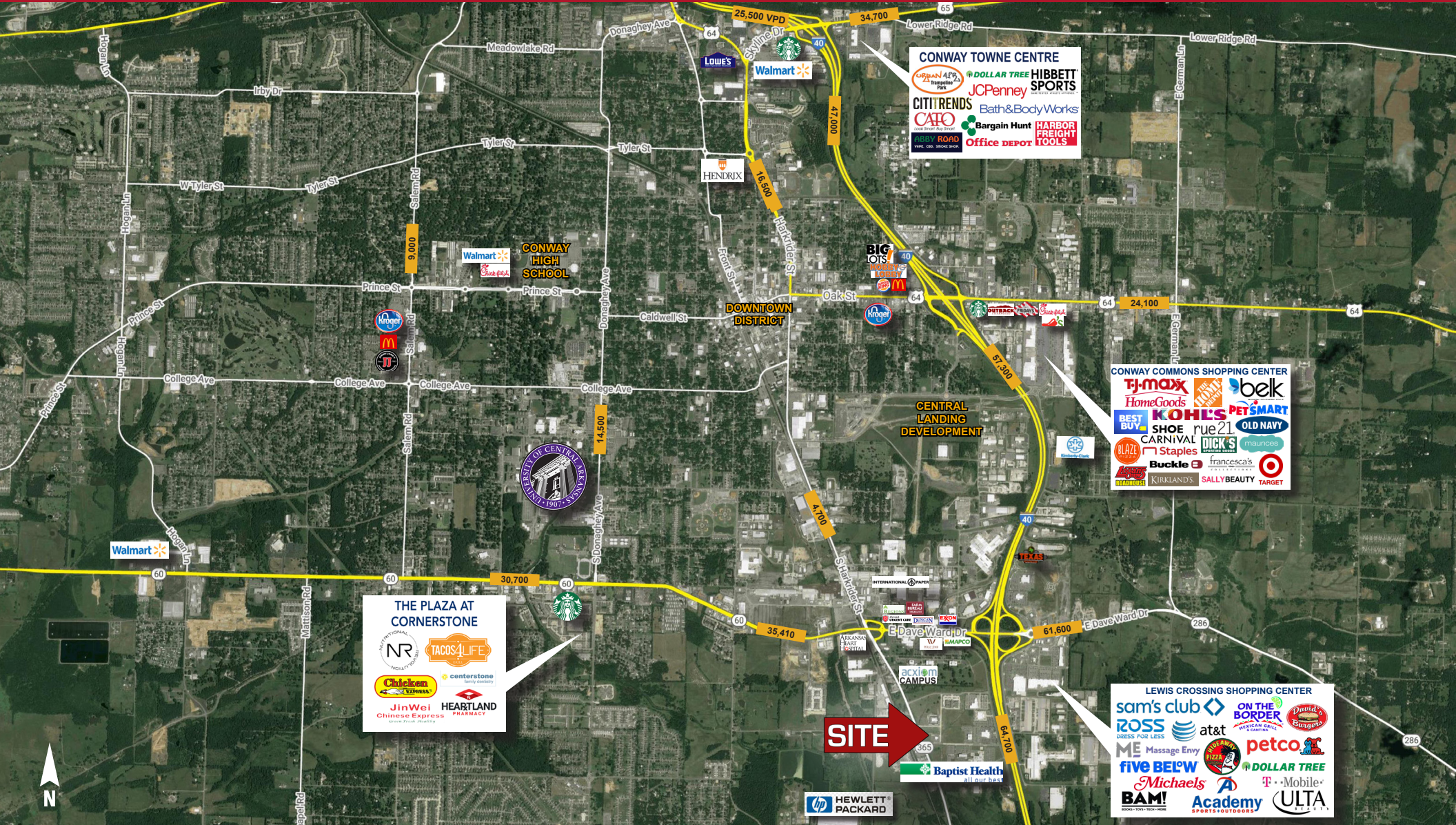
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



BILL PUDDEPHATT, CCIM
AGENT

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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Springdale, AR 72762
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RETAIL ADVISORS